



31 Brighton Road, Redland

Guide Price £750,000

RICHARD
HARDING



31 Brighton Road,

Redland, Bristol, BS6 6NU

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A particularly charming, elegant and recently renovated 4 double bedroom, 2 bath/shower room, Victorian period terraced family house beautifully blending period character with high quality modern improvements.

Key Features

- Situated just off the ever-popular Chandos Road with its charming mix of independent shops, cafes and restaurants; also within easy reach of Whiteladies Road and Gloucester Road and within just a few hundred yards of Cotham Gardens Park and Redland train station.
- Having an extensive range of original character features including period fireplaces, ornate moulded plasterwork and exposed wooden floorboards to name but a few.
- Semi open-plan kitchen/dining room having stylish kitchen with integrated appliances including range cooker, ample space for table and chairs, vertical column style radiators and powder coated aluminium windows and doors.
- **Ground Floor:** entrance hallway, living room, L shaped kitchen/dining room.
- **First Floor:** landing, 2 double bedrooms, shower room.
- **Second Floor:** landing, 2 further double bedrooms, family bathroom.
- **Outside:** front courtyard, rear garden with sitting out area and section of artificial grass.
- An outstanding period residence offering gracious and well-proportioned accommodation, so much to appreciate and savour - location, facilities, atmosphere, character and lots of light and space.





GROUND FLOOR

APPROACH: via front garden and pathway providing level access to the main front door to the house.

ENTRANCE HALLWAY: high ceilings, ceiling coving, feature period archway, modern tiled flooring, understairs storage cupboard/utility cupboard, period style radiator.

LIVING ROOM: (13'6" into bay window x 13'0" into chimney recess) (4.12m x 3.95m) a front facing living room with high ceilings and ceiling coving, Victorian bay window with upvc double glazed windows and built-in plantation shutters, exposed stripped floorboards, wood burning stove, two period style radiators and a storage cupboard.

KITCHEN/DINING ROOM: (25'5" max x 16'6" max) (7.74m x 5.03m) an L shaped rear facing kitchen/dining room; described separately as follows:-

Dining Room: (16'6" x 10'2") (5.04m x 3.10m) two vertical period style radiators, built-in storage cupboard, slate flooring, large feature window overlooking the rear garden.

Kitchen: (15'3" x 6'11") (4.64m x 2.11m) modern fitted kitchen comprising base and eye level units with soft close doors, period style splashbacks, sink and drainer unit, range cooker, dishwasher and space for fridge/freezer, two Velux windows and aluminium French doors and windows opening to a delightful level courtyard garden with patio area and astro turf.

FIRST FLOOR

LANDING: wooden steps lead from the entrance hallway to the first floor landing with doors off to:-

BEDROOM 1: (16'8" to chimney recess x 11'7") (5.09m x 3.53m) a principal double bedroom to front elevation with period style fireplace, built-in wardrobe, wooden flooring, period style radiator.

BEDROOM 2: (10'2" x 9'10" max) (3.10m x 3.00m) a rear facing bedroom with upvc double glazed window to rear elevation, built-in storage cupboard and a radiator.

SHOWER ROOM/WC: a stylish partially tiled shower room with white suite comprising luxury walk-in shower with rainhead shower, wc and wash hand basin. Upvc obscured double glazed window to rear elevation, period style radiator.

SECOND FLOOR

LANDING: stairs rise from the first floor landing to the second floor landing with modern skylight. Doors off to:-

BEDROOM 3: (16'8" x 11'5") (5.08m x 3.47m) a full width double bedroom with period style fireplace, period style radiator, built-in storage cupboard and upvc double glazed windows.

BEDROOM 4: (10'3" x 9'11") (3.13m x 3.02m) a rear facing bedroom with upvc double glazed window, radiator and a built-in storage cupboard.

FAMILY BATHROOM/WC: a partially tiled family bathroom with white suite comprising panelled bath and mixer taps, rainhead shower, sink with mixer taps, low level wc, period style radiator, modern obscured glass upvc double glazed window to rear elevation, **Airing Cupboard** housing Worcester gas combination boiler.





OUTSIDE

FRONT GARDEN: low level courtyard front garden providing level access to the main front door.

REAR GARDEN: an attractive L shaped enclosed rear garden with patio area and artificial grass, storage shed.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

TENURE: it is understood that the property is Freehold. This information should be checked with your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: E

PLEASE NOTE:

1. **Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
2. **Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a **minimum E rating**, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details:
<https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
3. The photographs may have been taken using a wide angle lens.
4. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.

5. We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
6. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
7. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
8. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
9. Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

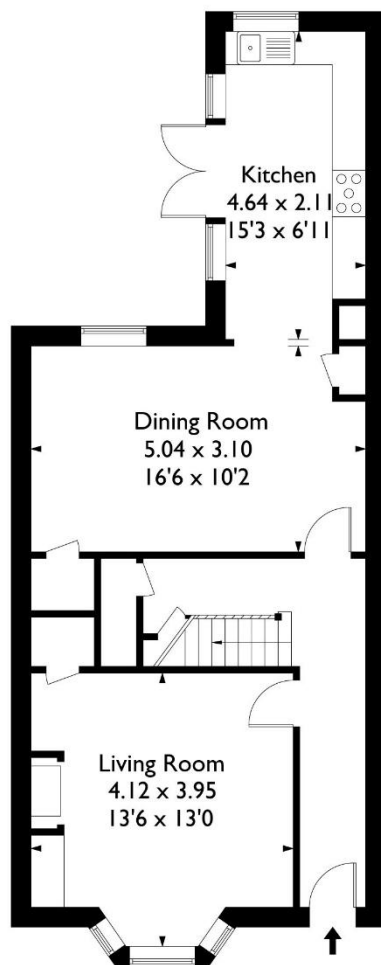
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



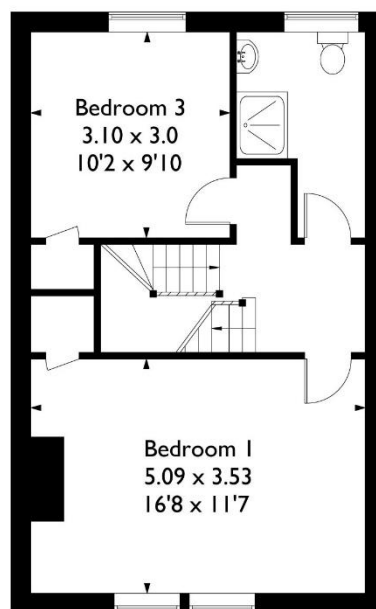


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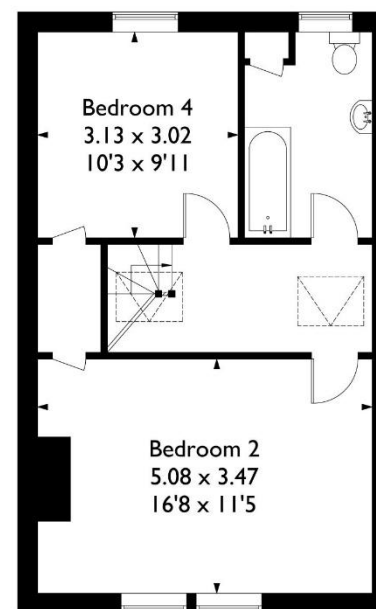
Approximate Gross Internal Area 139.40 sq m / 1500.50 sq ft



Ground Floor



First Floor



Second Floor

This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.